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JAMES W. RIBBRON
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**BOARD OF ZONING
APPEALS STAFF:**

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**REGULAR MEETING OF
AUGUST 18, 2020**

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4), The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web. We encourage the public to use one of the following:

The Telephone Numbers Are:
(312) 626-6799 or (213) 338-8477, Meeting ID: 927361025

If You Are Joining By Web The Link Is:
<https://cityofdetroit.zoom.us/j/927361025>

If you need additional information regarding this meeting, you can contact either James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 451-2678

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
 - A. APPROVAL OF MINUTES: July 28, 2020**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

9:15 a.m. **CASE NO.:** 19-20

APPLICANT: THE DETROIT MEDIA GROUP, LLC

LOCATION: 10 Witherell between Broadway and Woodward in a B5 Major Business District) - City Council District #6

LEGAL DESCRIPTION OF PROPERTY: E WOODWARD 22 PLAT OF SEC 7 GOVERNOR & JUDGES PLAN L34 P544 DEEDS, W C R 1/9 62.16 IRREG

PROPOSAL: The Detroit Media Group, LLC request permission to change an advertising sign copy for 10 Witherell inclusive of Memorandum in Support of Application and Exhibits 1 through 9: "the appellant must come before the Board EVERTTIME the copy and or content of the changeable signs are changed for content approval "the appellant is prohibited from expanding the area of the site, or increasing the type of activities, beyond the scope and nature of the operation without prior approval of the Board of Zoning Appeals."(BZA D&O (k) Sign Contents Standards (1) & (o) – BZA Case 83-04 – December 13, 2004), Woodward in a B5 Major Business District. This case is appealed because "the appellant must come before the Board EVERTTIME the copy and or content of the changeable signs are changed for content approval" and "the appellant is prohibited from expanding the area of the site, or increasing the type of activities, beyond the scope and nature of the operation without prior approval of the Board of Zoning Appeals." (BZA D&O (k) Sign Contents Standards (1) & (o) – BZA Case 83-04. (Sections 50-4-102 Appeals, 50-4-101. - Jurisdiction over appeals of administrative decisions;; ARTICLE VI. SIGNS; DIVISION 2. REGULATIONS OF GENERAL APPLICABILITY; DIVISION 3. ADVERTISING SIGN REGULATIONS; (BZA D&O (k) Sign Contents Standards (1) & (o) – BZA Case 83-04 and 50-4-121 Approval Criteria.).AP

10:15 a.m. **CASE NO.:** 21-20

APPLICANT: QUEEN LILLIAN II, LLC

LOCATION: 3439 Woodward between Watson and Stimson in a SD2 Special Development District, Mixed-Use District) - City Council District #5

LEGAL DESCRIPTION OF PROPERTY: S STIMSON W 50 FT OF E 445.67 FT OF PARK LOT 69 LYG S OF & ADJ STIMSON AVE W OF W LINE OF WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS, W C R 2/78 50 X 178.16

PROPOSAL: Queen Lillian II, LLC request variances to construct a 189,019 gross square feet, mixed use buiding consisting of 204 multiple-family dwelling units (114 Studios, 70 one-bedroom units and 12 two-bedroom units) along with 21, 740 square feet of ground level retail/commercial/space tenant space in Trandtional Main Sterrt Overlay District APPROVED with conditions in BSEED PIN 02001818-9 & 02000717-8 (SPR Only (Woodward West) SPR2020-00045) in a SD2 Special Development District, Mixed-Use District. This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks; Additionally, per Section 50-14-440(b)(1), as the site is located within the Woodward Traditional Main Street Overlay Area, 80% of the building façade shall consist of masonry, brick, stone or porcelain the submitted plans do not meet the standards. A hearing from the Board of Zoning Appeals is required to waive the TMSO standard; As previously noted, three 12' x 35' loading zones are required (one space for the residential and two spaces for the retail); on Sheet C.1.0 ("General Development Plan"), two 12' x 35' off-street loading zones are provided, thus is one loading spaces deficient. (Sections 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria.).AP

11:15 a.m. **CASE NO.:** 96-19 (aka SLU2019-00014)

APPLICANT: MICHIGAN CARETAKER COLLECTIVE

LOCATION: 14400 Prairie between Lyndon and Interval in a M4 Zone (Intensive Industrial District) - City Council District #2

LEGAL DESCRIPTION OF PROPERTY: S LYNDON N 149.35 FT OF W 252.43 FT 219ASSESSORS DETROIT PLAT NO 16 L74 P24 PLATS, W C R 16/465 37700 SQ FT

PROPOSAL: Michigan Caretaker Collective appeals the decision of the Buildings Safety Engineering and Environmental Department's BSEED Case SLU2019-00014 effective date October 23, 2019 which DENIED permission to establish a Medical Marihuana Grower Facility in a 9,042 square foot square foot section and a Medical Marihuana Processor Facility in a 3,412 square foot section of an existing 20,052 square foot building in a M4 Zone (Intensive Industrial District). This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any city department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. Medical marihuana facilities may be permitted on a conditional basis in the following zoning districts in accordance with this Article, subject to the provisions of this Division and any other applicable provisions of this Code, and all applicable state of Michigan requirements: the establishment of the Conditional Use will impede the normal and orderly development and improvement of surrounding property; adequate, utilities, access roads, drainage and other necessary facilities have not been provided; the applicant has not engaged with the neighborhood and during the hearing the development team seemed uncertain about roles of the members. (Sections 50-4-102 Appeals, Sec. 50-4-101. - Jurisdiction over appeals of administrative decisions, 50-3-534. Conditional Uses, procedures, waivers, public nuisance and 50-3-281 Approval Criteria).AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**
Next Hearing Date: August 25, 2020
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**